

HOUSING PRODUCTION TRUST FUND BOARD
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA

Meeting Minutes

Thursday, July 16, 2020

12:30 PM

WebEx:

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened virtually on WebEx, pursuant to notice at 12:45 pm, Susan Slater, Chairperson, presiding.

Board Members Present:

Susanne Slater

Stan Jackson

Lynn French

Jim Knight (Joined the meeting 1:08pm)

Also present:

Polly Donaldson - DHCD Director

Tsega Bekele – DHCD Chief of Staff

Richard Livingstone - DHCD Deputy Chief of Staff and Communications Director

Erin Wilson - DHCD DFD Deputy Manager

Danilo Pelletiere – DHCD Housing Development/Policy Advisor

Reuben Forman- DHCD Special Assistant to the Director

MINUTES

Members of the board reviewed minutes from the June Housing Production Trust Fund (HPTF) board meeting. Lynn French motioned to approve the June 2020 minutes. The motion was seconded by Stan Jackson. The motion carried unanimously and was conducted by roll call vote.

DHCD UPDATE

Polly Donaldson, Director

Director Donaldson started her update by explaining that the city was in stage two of the reopening process. Most staff are working from home, and some are in the field doing inspections. Time in the office is limited. The Director then moved on to discuss how the agency is continuing to close deals and proceeding with underwriting projects.

The Director also provided an update on the budget, including that Council had added 4 million to the Housing Production Trust Fund. Chair bonds moved 5 million from the Property Acquisition and Disposition Division (PADD) and reallocated it to development projects in the HPTF pipeline. The Director further updated on how DHCD is still looking into the Section 108 program from the United States Department of Housing and Urban Development (HUD). This program would allow the District to borrow from future Community Development Block Grant (CDBG) allocations. The Director concluded her update by addressing rent control and added that rent control could be a hot topic when the Council comes back from recess.

Susan Slater asked if there is any update on the federal level. Director Donaldson explained Congress is still in recess. The House passed legislation that included treating the District of Columbia as a state to allocate federal relief funding. This legislation still needs to pass the Senate.

HOUSING PRODUCTION TRUST FUND UPDATE

Erin Wilson
Deputy Manager, DFD

Erin Wilson provided a brief update on the HPTF pipeline, including results from the recent consolidated Request for Proposals (RFP). There hadn't been any closing since the June HPTF board meeting. From the RFP, 10 projects were selected for further underwriting contributing 944 units. Of those units, 44% were designated for 0-30% AMI, 43% below 50% AMI, and the remainder below 80% AMI.

Susan Slater asked if there were any new Oramenta Newsome loan application. Erin answered that no further applications had been received, but that the agency is closing out 4 in the next few months.

Stan Jackson asked if the COVID 19 public health emergency will impact production in future years. The Director responded that even though we are in a recession, projects closing and underwriting for future pipeline projects are still occurring. The agency continues to work to bring projects to closing and will continue to look into any other possible resources out there to complete future pipeline projects if the economic downturn continues.

LEGISLATIVE UPDATE

Danilo Pelletiere, Senior Advisor

Danilo Pelletiere provided an update on agency-related legislation. The primary update is the budget, which the Director has discussed earlier in the meeting. Danilo then echoed the Director's previous update about the possibility of rent control-related legislation that the Council will likely take up after the summer recess.

Jim Knight (joined the meeting 1:08 pm) asked if there was any pipeline update. The Director responded by updating on the 10 project selections that were made. The Director discussed other recourses and focused on net new production units, with particular emphasis given to family-size units and special populations. The Director provided Jim a summary of what had been discussed earlier in the meeting.

Danilo mentioned legislation introduced by Senator Schumer, unrelated to the house bill, which would provide several tax credits for affordable housing production.

Susan Slater asked a question about the distribution of projects selected from the most recent RFP. The Director responded that the ten projects represented wards 1, 4, 5, 6, and 8.

ADJOURNMENT

Stan Jackson motioned to adjourn the meeting. The motion was seconded by Jim Knight. Everyone voted in favor via roll call vote. The meeting was adjourned at 1:21 pm.

There will be no August board meeting, next meeting will be held September 17th.